



# CITY OF CORVALLIS PUBLIC NOTICE

## LBCC Benton Center Conditional Development Modification (CDP03-00003)

**PROPOSAL:** An application has been submitted for a Conditional Development Modification to the Benton Center re-development plan that was approved on October 17, 2002 (CDP02-00009 & LDO02-00025). The proposal would allow modifications to the architectural plans affecting the north, south, east and west elevations. The request would also locate the bicycle shelter closer to the building at the southeast corner of the building and it adds an 8' by 12' covered shelter adjacent to the north parking lot.

### CONCURRENT REQUEST:

Because the site has an Historic Preservation Designation, this Conditional Development Modification review will occur concurrent with an Historic Preservation Site Alteration review. The historic review involves a public meeting by the Historic Preservation Advisory Board (see enclosed notice).

### SITE LOCATION:

The site is at 630 NW 7th Street, east of 9th Street and the Cannery Mall:  
Assessor's Map 11-5-35BD, Tax Lot 6101

### OWNER:

Linn-Benton Community College  
630 NW 7th Street  
Corvallis, OR 97330

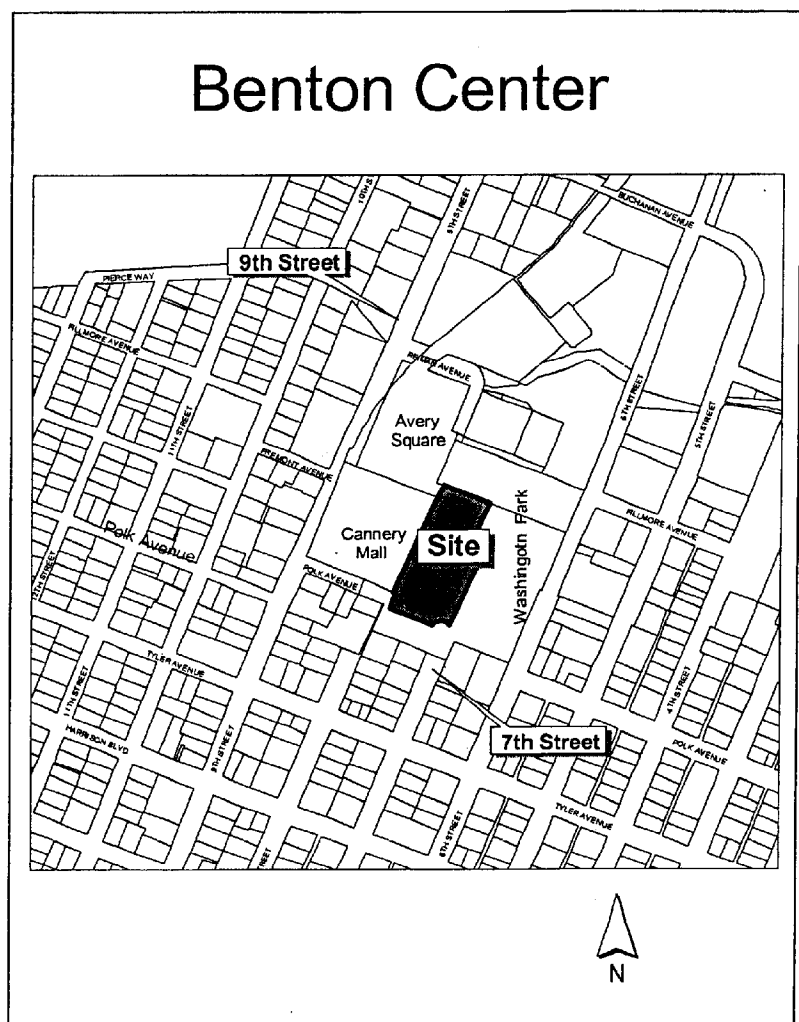
### APPLICANT:

Greene Brockmeyer  
708 SW 3rd Ave. #200  
Portland, OR 97204

### REVIEW PROCESS/TIMELINE:

As a property owner, or resident within 100 feet of the subject property, a public notice has been mailed to you for your review. If you wish to comment on the proposed modification, comments must be in writing and received by the Corvallis Community Development Department, Planning Division, by **5:00 p.m. on, April 14, 2003**. The Planning Division is located at 501 SW Madison Avenue, Corvallis (P.O. Box 1083, Corvallis, OR 97339).

Based on City staff comments and those of affected parties, the Community Development Director shall review the proposed development and shall either approve, conditionally approve, or deny the request by approximately April 18, 2003.



The Conditional Development Modification can be approved if the Community Development Director finds that the proposed modifications include new elements that functionally compensate for any negative effects caused by the requested variations from the original project design, that the variations are compatible with the surrounding area, and that these variations do not equal or exceed the thresholds established for a Conditional Development Modification. Listed below are the specific sections of the Land Development Code that must be met before the Community Development Director can approve the request:

1. The proposed modification falls below the thresholds identified in Section 2.3.40.02a of the Land Development Code;
2. The proposed modification is consistent with Sections 2.3.40.02 b to e; and
3. The proposed modification is consistent with the review criteria listed in Sections 2.3.30.04 and 2.3.40.03d.

This application for the Conditional Development Modification may be reviewed at the Planning Division office in City Hall, 501 SW Madison Avenue, Corvallis, Oregon; copies will be provided upon request at a reasonable charge. Additional information regarding this request may be obtained by contacting Steve Lindsey at (541) 766-6908 or via e-mail at [steve.lindsey@ci.corvallis.or.us](mailto:steve.lindsey@ci.corvallis.or.us).

A "Notice of Disposition" containing the Community Development Director's Decision will be mailed to the applicant and to those people who have submitted written comments. The Director's decision on this matter will be final unless appealed to the Corvallis Land Development Hearings Board. Appeals must be filed within 12 calendar days from the date the decision is signed. All appeals must be submitted in writing to the City Recorder and they must explain the specific grounds for appeal.

Mail: March 31, 2003

# BENTON CENTER - 100' PUBLIC NOTICE AREA FOR CDP & HPP APPLICATIONS

